

PLANNING COMMISSION MEETING
CITY OF GARDNER, KANSAS
Tuesday, January 28, 2014

CALL TO ORDER

The regular meeting of the Gardner Planning Commission was called to order at 7:01 pm on Tuesday, January 28, 2014, by Chairman Adrianna Meder.

PLEDGE OF ALLEGIANCE

Chairman Meder led the Pledge of Allegiance.

ROLL CALL

Commissioners present:

Commissioner Limer
Commissioner Livella
Chairman Meder
Vice-Chairman Kimzey
Commissioner Gilmore
Commissioner Barber

Commissioners absent:

Commissioner Weatherford

Staff members:

Mike Hall, Community Development Director
Michelle Leininger, Planning Manager
Travis Hulse, Planning Technician
Ryan Denk, City Attorney

There were approximately six interested individuals present at the meeting.

CONSENT AGENDA

1. Standing approval of the minutes as written for the meeting on December 17, 2013.

Motion to approve the consent agenda as presented made by Livella, seconded by Gilmore,
Motion carried 6-0 (1-absent).

OLD BUSINESS

None

NEW BUSINESS

1. PP-13-03 Madison Corner

Michelle Leininger, Planning Manager, presented the staff report for consideration of a preliminary plat application with a recommendation to the Planning Commission for approval with the following conditions:

1. A final storm water management plan addressing storm water management shall be submitted with the site plan for review and approval by Public Works.
2. The applicant shall provide ingress/egress agreements between this property and the parent tract to be recorded with the Register of Deeds of Johnson County as necessary to ensure perpetual access for both properties off of Madison Street and Moonlight Road before the final plat is recorded.
3. A 10' concrete trail will be constructed along the north side of this site per the Parks Department Trail System Master Plan. The applicant will be responsible for any necessary modifications to the existing sidewalk ramp at the southwest corner of Moonlight Road and Madison Street resulting from the construction of this proposed trail.
4. A sidewalk easement dedicated to the City of Gardner shall be shown on the Final Plat for the 10' trail south of the Madison Street ROW.
5. An additional 20' of ROW along Moonlight Road shall be dedicated to the City by the current owner prior to the recording of the final plat for this site.
6. All extensions of or modifications to public storm sewer systems shall be addressed in a separate set of Public Improvement Plans, which will be subject to review and approval by Public Works prior to issuance of a building permit for this site.
7. The sanitary sewer extension to the existing manhole southwest of this site shall be addressed in a separate set of Public Sanitary Sewer plans, which will be subject to review and approval by KDHE and Public Works prior to issuance of a building permit for this site.
8. Final layout of utilities and locations of associated easements is subject to review and approval by Public Works at submittal of construction plans.
9. The pavement markings on Madison Avenue shall be modified for the turning movements at that intersection and as necessary to include a short pocket for westbound left-turns.
10. Actual intersection sight distances shall be measured at both proposed site driveway locations in accordance with the recommendations of the latest edition of AASHTO's *A Policy on Geometric Design of Highways and Streets* and proper documentation shall be provided to the City prior to final approval of the driveway locations.

DISCUSSION

Chairman Meder provided the opportunity for public comment. No comment was made.

Chairman Meder asked the applicant to clarify the "custom" note printed on the gas tanker shown on the plans.

Applicant Jeff Laubach, Phelps Engineering, responded that it relates to the size of tanker which will typically be used when fuel is brought to the site.

Chairman Meder wanted to know if the gas-tanker transporting fuel to the site would have to be a specific size in order to adequately navigate the site.

Mr. Laubach responded in the affirmative.

Chairman Meder inquired about an additional traffic study to be completed as stated in the provided staff report specifically asking about sight-distances to be measured and the concern of existing roads to handle added traffic flow.

Norm Bowers, Bowers Civil Engineering, explained the requirement of sight-distance measurements as part of a Traffic Impact Study (TIS). Adding that further study and analysis of traffic surrounding the site will be completed in the near future.

Commissioner Kimzey inquired about the findings as reported in the initial TIS. He requested clarification about whether or not traffic flow would increase during morning and afternoon peak hours.

Mr. Bowers explained that the study showed that the level of service would not necessarily change. He added that the increase in actual traffic count should be minimal, even during the peak hours.

Chairman Meder asked how many times a gas service station typically receives fuel.

Mr. Laubach and Mr. Bowers agreed that it would be difficult to determine at this point. Further study and analysis of average weekly consumption would be required to determine a better estimate.

Planning Manager Leininger added that staff would request the information from Casey's Retail Company and provide it within the staff report to be presented along with a site plan application.

Commissioner Gilmore asked who would be responsible for the cost of adding a stoplight at the Madison and Moonlight intersection if needed in the future.

Planning Manager Leininger answered that the City of Gardner has identified the subject intersection as a priority location for a traffic signal at some point in the future. She added that Gardner does have a policy in place to require the development group to pay for a traffic signal, but has yet to impose that upon any individual person or group in the past because it's difficult to determine when and who pays for the signal; typically the City will budget for such improvements.

Director Hall further stated that as traffic signals can be pretty costly, they are often budgeted for within a Capital Improvement Program (CIP) which is considered annually along with the overall City budget.

Motion to approve PP-13-03 with conditions (1-10) made by Livella, seconded by Limer, Motion carried 6-0 (1-absent).

DISCUSSION ITEMS

None

ADJOURNMENT

Motion to adjourn made by Livella, seconded by Kimzey, Motion carried 6-0 (1-absent).

Meeting adjourned at 7:22 p.m.

Travis Hulse
Planning Technician

